

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>84-DR-2005</b> <b>Silo Urbis 77</b>		
LOCATION	7749 E. Camelback Road (southwest corner of North 78 <sup>th</sup> Street & Camelback Road).		
REQUEST	Approval of a site plan, elevations, landscape, and lighting plans for a proposed new subdivision of 288 multi-family townhomes on a +/- 15 acre site bounded by Camelback Road, Parkway Avenue and North 78 <sup>th</sup> Street.		
OWNER	Urban Home Development Corp. 480-423-5494	ENGINEER	Rick Engineering 602-957-3350
ARCHITECT/ DESIGNER	K&I Architects 602-252-5202X221	APPLICANT	Kristjan Sigurdsson K&I Architects 602-252-5202X221
		COORDINATOR	Mac Cummins, AICP Principal Planner 480-312-7059
BACKGROUND	<b>Zoning.</b>  The site is zoned R-5. The R-5 zoning allows primarily multi-family residential uses.  <b>Context.</b> The site is located on the south side of Camelback Road, between Parkway Avenue and North 78 <sup>th</sup> Street. There is an existing multi-family apartment complex (The Cortesian) on the site, which was constructed in the late 1960's.  Adjacent Uses: <ul style="list-style-type: none"><li>• North: Existing multi-family condominiums in an R-5 zone.</li><li>• South: Existing multi-family apartments and condominiums in an R-5 Zone.</li><li>• East: Existing multi-family apartments and condominiums in an R-5 Zone.</li><li>• West: Existing multi-family condominiums in an R-5 zone.</li></ul>		
APPLICANT'S PROPOSAL	<b>Applicant's Request.</b> The applicant is requesting approval for site plan, elevations, landscape, and lighting plans for a proposed new 288 unit multi-family development on 15 acres. The project will involve demolition of the existing apartment complex		

structures (Called the Cortesian, which was built during the late 1960's) and redevelop the property as brownstone style condominiums.

**Development Information:**

- Existing Use: Multi-Family Residential
- Proposed Use: Multi-Family Residential
- Parcel Size: +/- 15 Acres
- Building Sizes: Varies between 13, 824 Square Feet to 14, 209 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 576 Spaces
- Parking Provided: 576 Underground Stalls, 49 Visitor Stalls
- Open Space Required: 159, 248 Square Feet
- Open Space Provided: 253, 764 Square Feet
- Number of Units: 288
- Density: 19 DU/Acre

**Proposed Project:**

The applicant has proposed an urban style, brownstone type project composed of 6 “pods” of development, with a series of 8 buildings in each pod and front entrances facing the streets. The layout of the buildings is the same moving from pod to pod, with 3 buildings on the outside of each pod and 2 buildings in the middle. All provided open space is proposed to be located adjacent to the set of 2 buildings in each pod facing the internal east – west streets/pathways; some of which are pedestrian only. The concept of the project is to be an urban brownstone type of development, similar to Lincoln Park in Chicago or Beacon Hill in Boston, with raised front porches/entry points to the units. Open space will be shared in each pod, through a variety of park space and pools. The entire project will be served by underground parking, with some guest parking provided at the street level.

The architecture of the buildings is proposed to be relatively modern in style, utilizing a palate of materials which includes several different types of block and stone, corrugated metal, aluminum, and steel. The color palate includes a range of colors including some earthtones, some darker grays and blacks, and some vibrant colors such as red or yellow in some applications within the project (Frazee Blackthorn, European Gray, Smokey Candle, Dusty Miller, Mansard Stone, Old Porch, Eldorado, and Golden Thorn). The clustering of the buildings leads to a different architectural feel depending on where one stands within the project. The applicant is proposing to have a different building “type” for each of the 8 buildings in each pod, and to place them in locations where no matter where a person stood within a pod, they would not see the same building twice.

The proposed landscape plan includes several large street trees to line the site, and to be placed along the internal drives and pedestrian pathways. These trees include: Ash, Sisso, Purple Palm Leaf, Orchid, Coumnar Ficus, Crape Myrtle, Southern Live Oak, Evergreen Elm, and Bradford Pear. Each of these areas also

includes a series of shrubs, bushes, and groundcover.

The proposed open space plan includes two large public useable areas, each of which would include a pool, a sundeck, a gym / recreation facility, an additional sun area located on top of the gym / recreation facility accessed by an elevator, a sitting amphitheatre, and various sitting areas and landscape. There are also smaller, programmed open spaces within the project, which include reflective ponds, passive space, BBQ areas, firepits, fireplaces, and outdoor living rooms. The intent of the proposed open space plan is to create an indoor/outdoor urban living environment.

#### DISCUSSION

##### **Previous DRB Discussion:**

On January 19, 2006, the DRB considered this matter at study session. The Board provided several comments to the applicant regarding the overall project, the repetitious nature of the site plan, the lack of programming of open space, and the overall project quality. The applicant has made substantial revisions to the site plan and architecture and requested feedback from the DRB on those changes. On June 15, 2006, the DRB again considered the matter during study session, and provided very complimentary feedback to the applicant on those changes, indicating to the applicant they were ready for a formal DRB hearing.

Generally speaking, the proposed project addresses the comments and concerns raised by the Development Review Board at the January 15, 2006 study session (June 15 DRB Study Session Staff report & Meeting Minutes are provided for Board's review as attachments 8 & 9). The project, as proposed, will help to revitalize the area. Further, the proposed site plan, open space plan, and architectural style/quality are appropriate and will integrate into the surrounding built environment.

#### OTHER BOARDS AND COMMISSIONS

None. The Development Review Board is the final decision making authority in this matter, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

#### STAFF RECOMMENDATION

Approval, subject to the stipulations attached to this report.

**STAFF CONTACT(S)**

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Principal Planner  
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E-mail: mcummins@ScottsdaleAZ.gov

**APPROVED BY**



Mac Cummins, AICP  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Black & White Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## **URBIS 77:**

### **A modern design of the traditional neighborhood development (TND)**

The genesis of creating Urbis 77, a modern, urban, residential neighborhood was formulated by conducting a research and design process as outlined below:

#### **SITE ANALYSIS**

1. Cortesian apartment complex, the existing structure, is located ½ mile west of the intersection of Camelback and Scottsdale Road—a major employment, entertainment and shopping area.
2. The neighborhood immediately to the north, south and east is a medium to high-density, pure residential neighborhood without commercial components.

#### **RESEARCH**

1. We examined highly successful, well-established neighborhoods that are in close proximity to the city core, yet are residential with no commercial applications—neighborhoods that attract residents that propel a city into greatness.
2. We narrowed our closer examination to include Lincoln Park, (Chicago) Beacon Hill (Boston), and Georgetown (Washington, DC).
3. We also examined other traditional neighborhood locations that have similar open space requirements that Scottsdale residents desire, including Santa Monica, California and Oak Park, Illinois.

#### **RESULTING DESIGN PRINCIPLES AND PRODUCT TYPE**

1. Design Principles:
  - Neighborhoods all have a tartan grid pattern with well-defined city blocks;
  - Housing fronts and is open to the street, resulting in excellent pedestrian linkage to the neighborhood and city;
  - Architecture varies in style and treatment, which adds to the character and stimulation of the neighborhood;
  - Although the architecture styles vary, the neighborhood is "bound" by common building setbacks and height, side walks, hard scape (benches, light poles), landscaping, and lighting;
  - Finish Floors of the main floors are elevated 2 to 5 feet above curb, which creates a perceived safety and privacy buffer from the rest of the neighborhood;
  - Parallel parking is available on the street in front of residences;

**84-DR-2005**

- Street traffic is slow and two-way;
- Trees on the street are of the same species and planted in exact spacing and set-back; common tree landscaping "binds" the streetscape;
- The street itself becomes a pedestrian-stimulating environment, where it is more enjoyable to walk down the street than it is to drive down it.

2. Product Types:

- Row houses
- Flats in small 3 to 6 unit buildings
- Flats in large double-lot 7 to 20 unit buildings
- Urban mansions

## INCORPORATING POSITIVE DESIGN PRINCIPLES

### Site Plan:

Principle: All neighborhoods are city blocks with well-defined neighborhoods.

Incorporation: Urbis 77 is six 300' by 300' city blocks, designed as a pedestrian-centered neighborhood.

Critical Point: Urbis 77 will flow seamlessly within the neighborhood regardless of the product. If it is torn down and redeveloped, as long as new redevelopments incorporate traditional neighborhood design principles, its site plan and structural development will remain functional.

### Grid-Pattern

Principle: As in the design of all of the aforementioned neighborhoods, the streets are laid out in a tartan grid pattern. This familiar pattern enables one to easily maneuver within the development.

Incorporation: Urbis 77 adopts a six city-block tartan grid pattern that makes navigation within the site intuitive.

Critical Point: While the design is simple, it creates a vibrant experience by combining the "urban mansion" effect, architecture, hardscape, front yards, lighting, building heights and pedestrian flow—all of which rest on the natural flow of the pattern.

### Surface Drive Lanes:

Principle: Surface drive lanes emulate the south slope of Beacon Hill, and other well-established cities with exceptionally designed neighborhoods: the street thereby becomes "open space".

Incorporation: Urbis 77 surface drive lanes are designed as a pedestrian-stimulating amenity, as opposed to standard asphalt drive lanes.

Critical Point: The streetscape of the six city blocks provides an experience of "open space"—which is primary to pedestrian enjoyment.

**Product Type:**

Principle: The highest value, most stable neighborhoods have an urban mansion "feel or look" with large front yards and smaller side yards.

Incorporation: Urbis 77 designed buildings adjoin row houses to appear as large urban homes, by incorporating large front yards and perceived twelve foot side yards between buildings.

Critical Point: Urban homes retain value and increase the stability of the neighborhood in the long term.

**IDENTIFYING AND REDUCING NEGATIVE DESIGN PRINCIPLES**

Because they were designed before the automobile was invented, the neighborhoods we researched have certain limitations:

**Parking:**

Negative Principle: (1) Properties are under-parked, and garage or secure parking is limited or unavailable; (2) Alleys are unattractive housing for cars, trash containers, and power lines.

Revision: Urbis 77 hides garage doors from street elevations, providing two-car attached garages underground.

Critical Point: While resolving the parking problem, eliminating the alleys also increased the availability of open space by incorporating existing lanes as part of the open space planning.

**Outdoor Space:**

Negative Principle: (1) Private outdoor yards, patios, balconies, or roof decks are limited or unavailable; (2) Open space and especially contiguous open space to each unit is limited or unavailable.

Revision: Row houses with an urban mansion "look and feel" allow each homeowner to enjoy a private roof deck, and to have multiple areas of attached outdoor space.

Critical Point: This incorporates the best of both urban and suburban living – suburban-like outdoor space with urban amenities

**SCOTTSDALE: ADJUSTING THE DESIGN CONCEPT**

Urbis 77 will serve Scottsdale as a reduced-density neighborhood (in comparison to Lincoln Park, Beacon Hill or Georgetown) that incorporates the pedestrian-centered street concept of those neighborhoods. Well-designed and strategically placed open space will attract current and new Scottsdale residents who demand and deserve the enjoyment of the Arizona outdoor lifestyle.

With the attraction of residents to outdoor and open space, research shows that Scottsdale residents desire and choose residential locations like Santa Monica, California, and Oak Park, Illinois. Oak Park and Scottsdale were both heavily influenced by Frank Lloyd Wright, who included the "front yard" (an abundance

signifier) in all of his designs. This aesthetic is incorporated into the City of Scottsdale zoning code, which requires designs to include 50% of open space in the front yard.

Thus, Urbis 77 marries the best of both neighborhood design principles: the open space of Oak Park (in front yard and side yards) – with the pedestrian-friendly streetscapes of Beacon Hill.

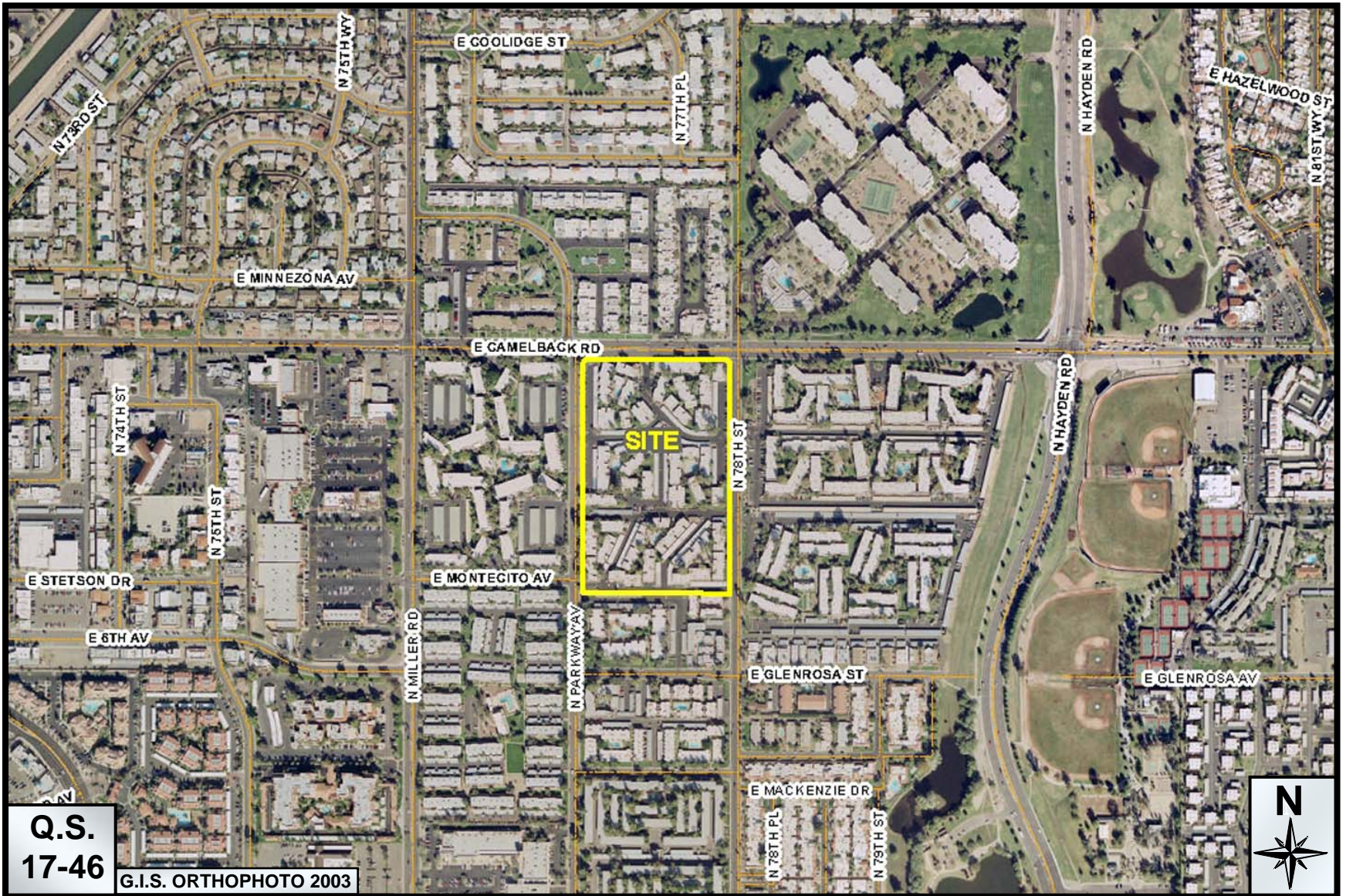
Urbis 77, per each city block, has 4 open areas, and each open area serves multiple purposes:

1. The open area serves as an extension of its immediately contiguous units, providing the residences with highly useable open space.
2. The front yard gives the visual appearance of the urban mansion as found in less dense, highly successful neighborhoods.
3. The front yard open areas can be enjoyed by others living in the neighborhood without intruding on privacy.
4. Multiple contiguous open spaces allow for greater variation in theme and style, ultimately creating more character for the neighborhood.

#### **SCOTTSDALE: VALIDATING THE CONCEPT**

The incredible citizen demand for traditional neighborhood developments across the country have spurred 120 new TND's, from larger master plans to smaller developments. Kierland Commons in Phoenix, the first TND in Arizona, has proven to be highly successful. We believe Urbis 77 will set a standard for the redevelopment of medium-density neighborhoods for the outdoor "city" lifestyle that the residents of Scottsdale deserve.





Q.S.  
17-46

G.I.S. ORTHOPHOTO 2003

**84-DR-2005**

ATTACHMENT #2

**Silo Urbis 77**





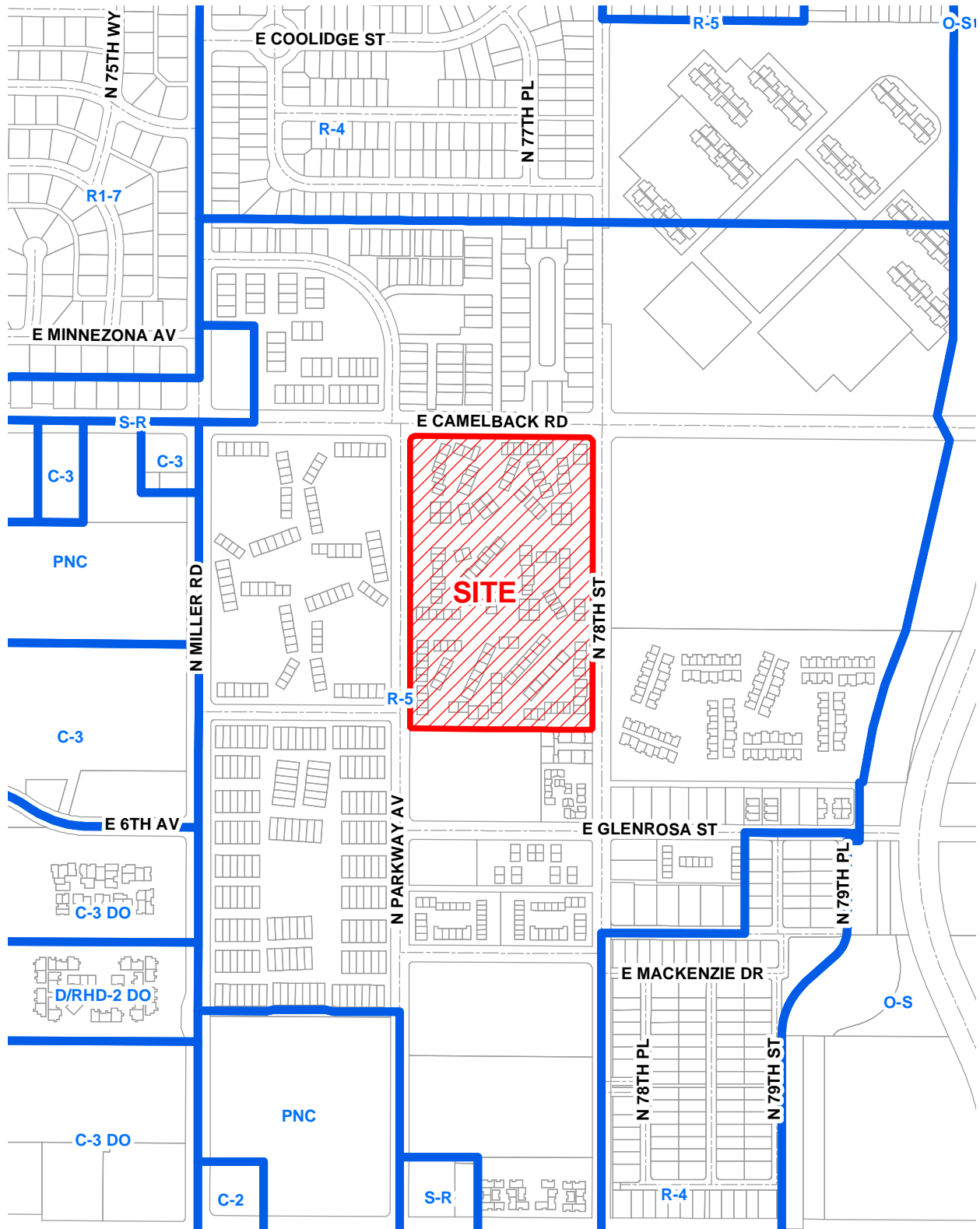
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G.I.S. ORTHOPHOTO 2003

**84-DR-2005**

ATTACHMENT #2A

**Silo Urbis 77**

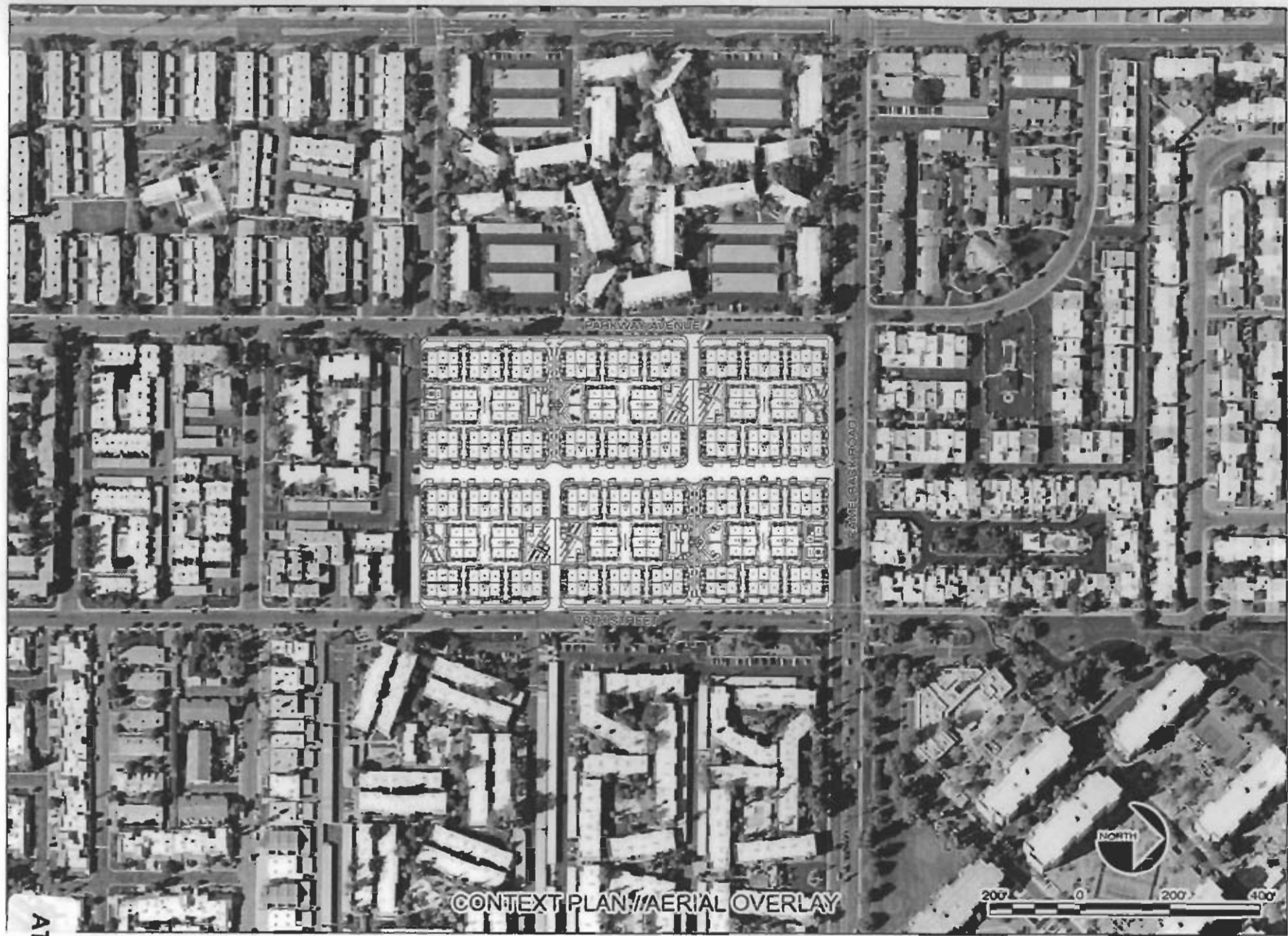


# 84-DR-2005

ATTACHMENT #3

I





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Development  
Corporation

**Urbis 77**  
Urban Home Neighborhood  
S.W.C. of East Camelback Road  
And North 78th Street  
Scottsdale, Arizona

REVISIONS

**OWNERSHIP OF DOCUMENTS**

DESIGN AND CONSTRUCTION OF  
IMPROVEMENTS TO EXISTING  
AND NEW TRAIL DEVELOPMENT OF THE  
NEIGHBORHOOD SHALL BE THE  
PROPERTY OF THE CITY OF SCOTTSDALE  
AND SHALL REMAIN THE PROPERTY OF  
THE CITY OF SCOTTSDALE. THE PROJECT  
DESIGN AND CONSTRUCTION SHALL BE  
THE PROPERTY OF THE CITY OF SCOTTSDALE  
AND SHALL REMAIN THE PROPERTY OF  
THE CITY OF SCOTTSDALE.

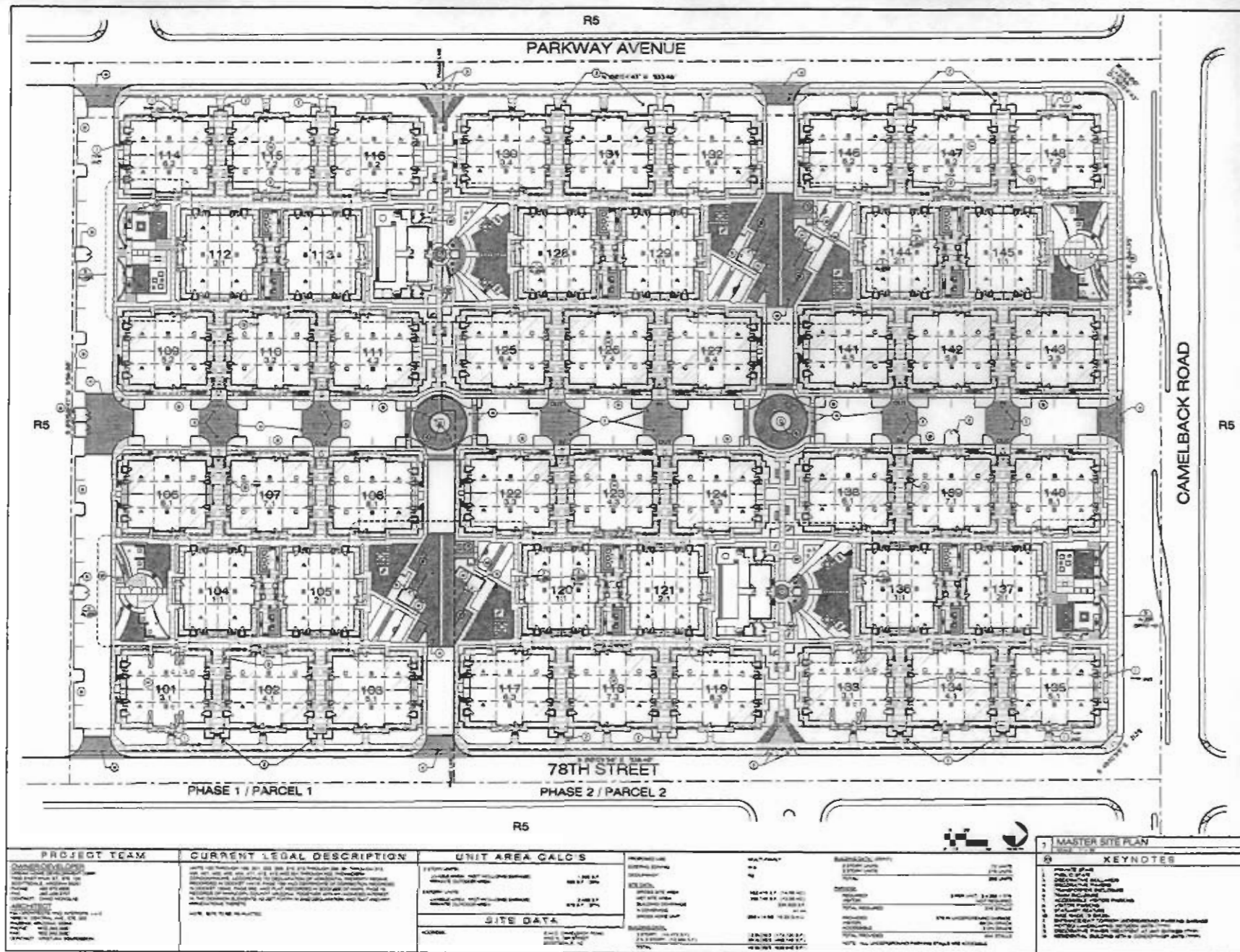
**PROJECT TITLE**  
CONTEXT PLAN /  
AERIAL OVERLAY

**DATE** 05/10/06  
**DESIGNED BY** MVB  
**CHECKED BY** K&I/Jan S.  
**SCALE** 1"=100'

**SHEET NUMBER**

EX-3

84-DR-2005  
REV: 06/23/2006



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Urban Home Development Corporation

**Urbis 77**

Urban Home Development Corporation  
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**KEYNOTES**

1. THE PLAT IS A PART OF THE RECORDS OF THE MARICOPA COUNTY CLERK'S OFFICE.  
2. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.  
3. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**A-050**

84-DR-2005  
REV: 06/23/2006







1 Front Elevation - Type 1  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 1  
SCALE: 3/32" = 1'-0"



A1  
TIPS TO MATCH FRAZER  
"TENDERBOX"  
2830W



A2  
TIPS TO MATCH FRAZER  
"OAK FLATS"  
884M



E1  
PRE-FINISHED METAL  
PANEL BY UNAC-LAD  
"DARK BRONZE"



E2  
PRE-FINISHED METAL  
PANEL BY UNAC-LAD  
"CHAMPAGNE METALLIC"



A3  
TIPS TO MATCH FRAZER  
"GALERA GOLD"  
2776W

**84-DR-2005**  
REV: 06/23/2006



C1  
SMOOTH-FACED CMU  
STAINED TO MATCH  
SUPERLITE  
"COCOA BROWN"



C1  
SPLIT-FACED CMU  
STAINED TO MATCH  
SUPERLITE  
"COCOA BROWN"



**K&I**  
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## Urbis 77

Urban Homes Neighborhood  
S.W.C. of East Camelback Road  
And North 78th Street  
Scottsdale, Arizona

## Urban Home

### ATTACHMENT #6

05 40 01

04-03-06



1 Front Elevation - Type 2  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 2  
SCALE: 3/32" = 1'-0"

<p><b>A1</b> EIPS TO MATCH FRATE "TINSHED" 8830W</p>	<p><b>A4</b> EIPS TO MATCH FRATE "GOLDEN GLOVE" 7746N</p>	<p><b>A5</b> EIPS TO MATCH FRATE "ANTIQUE PINK" 8165D</p>	<p><b>E1</b> PINK FRESHED METAL PANEL BY USA-CLIP "DARK BRONZE"</p>
<p><b>A6</b> EIPS TO MATCH FRATE "BRASS BUCKET" 8276A</p>	<p><b>A7</b> EIPS TO MATCH FRATE "MESQUITE CANYON" 8276A</p>	<p><b>A8</b> EIPS TO MATCH FRATE "COFFEE RUST" 8276A</p>	<p><b>84-DR-2005</b> <b>REV: 06/23/2006</b></p>





1 Front Elevation - Type 3  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 3  
SCALE: 3/32" = 1'-0"



**A10**  
EIFS TO MATCH FAIRFAX  
BLACK/WHITE  
#754D



**A12**  
EIFS TO MATCH FAIRFAX  
"SMOXY CANDLE"  
#B33W



**E5**  
PRE-FINISHED METAL  
PANEL TO MATCH  
UNCLAD  
"SILVER METALLIC"



**E5**  
PRE-FINISHED  
CORRUGATED METAL  
PANEL TO MATCH  
UNCLAD  
"SILVER METALLIC"



**E7**  
PRE-FINISHED METAL  
PANEL TO MATCH  
UNCLAD  
"CHARCOAL GRAY"



**B1**  
SLATS TILE BY ARIZONA  
FILE FROM THE SANTA FE  
COLLECTION  
"MONTAUX BLACK"

**84-DR-2005**  
REV: 06/23/2006

Elev. 3.1



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## Urbis 77

Urban Homes Neighborhood  
S.W.C. of East Camelback Road  
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Scottsdale, Arizona

05 40 01

04-03-06

Urban Home  
Development  
Corporation



1 Front Elevation - Type 4  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 4  
SCALE: 3/32" = 1'-0"

**A11**  
EPS TO MATCH FRANGE  
'EUROPEAN GRAY'  
BE30W

**A12**  
EPS TO MATCH FRANGE  
'SMOKE CANDLE'  
BE30W

**A13**  
EPS TO MATCH FRANGE  
'DUSTY MILKIE'  
BE30W

**A14**  
EPS TO MATCH FRANGE  
'MANSARD STONE'  
BE30W

**A15**  
EPS TO MATCH FRANGE  
'OLD PORCH'  
BE30W

**E4**  
PRE-FINISHED METAL  
PANEL BY UNAC-CLAD  
1.1/1442200K SHENNY

**E6**  
PRE-FINISHED METAL  
PANEL BY UNAC-CLAD  
'STONE WHITE'

**84-DR-2005**  
REV: 06/23/2006

Elev-4

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**Urbis 77**

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Urban Home  
Development  
Corporation

05 40 01

04-03-06

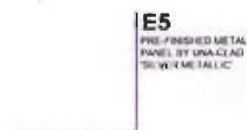




1 Front Elevation - Type 5  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 5  
SCALE: 3/32" = 1'-0"



**84-DR-2005**  
**REV: 06/23/2006**



1 Front Elevation - Type 6.1  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 6.1  
SCALE: 3/32" = 1'-0"



A3  
SFS TO MATCH FRAZER  
"SALENA GOLD"  
7776N



A10  
SFS TO MATCH FRAZER  
"BLACKTOWN"  
8784D



E3  
PRE-FINISHED METAL  
PANEL BY UNA-CLAD  
"CITYSCAPE"

E5  
PRE-FINISHED METAL  
PANEL BY UNA-CLAD  
"SILVER METALLIC"



E5  
PRE-FINISHED  
CORRUGATED METAL  
PANEL TO MATCH  
UNA-CLAD  
"SILVER METALLIC"



E7  
PRE-FINISHED METAL  
PANEL BY UNA-CLAD  
"CHARCOAL GRAY"



B1  
SLATE TILE BY ARIZONA  
TILE FROM THE SANTA FE  
COLLECTION  
"MOUNTAIN BLACK"

**84-DR-2005**  
**REV: 06/23/2006**



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## Urbis 77

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05 40 01

04-03-06

Urban Home  
Development  
Corporation

Elev-6.1





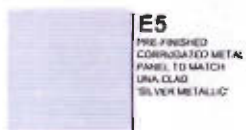
1 Front Elevation - Type 7.1  
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 7.1  
SCALE: 3/32" = 1'-0"



**84-DR-2005**  
REV: 06/23/2006



Elev-7.1



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## Urbis 77

Urban Homes Neighborhood  
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05 40 01

04-03-06

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Development  
Corporation



**1** Front Elevation - Type 8.1  
SCALE: 3/32" = 1'-0"



**2** Side Elevation - Type 8.1  
SCALE: 3/32" = 1'-0"

 <b>A1</b> EIFS TO MATCH FRAME "ENDERBROOK" BROWN	 <b>A2</b> EIFS TO MATCH FRAME "OAK PLATS" BROWN	 <b>A3</b> EIFS TO MATCH FRAME "GALLEN GOLD" 1775N	 <b>A7</b> EIFS TO MATCH FRAME "MESQUITE CANYON" 8275A
 <b>E1</b> PRE-FINISHED METAL PANEL BY QUA-CLAD "DARK BROWN"	 <b>E2</b> PRE-FINISHED METAL PANEL BY QUA-CLAD "CHAMPAGNE METALLIC"	 <b>C3</b> FOUNDERS FINISH C.A.M. STAINED TO MATCH "SUPERIORITE" TUNE	<p><b>84-DR-2005</b>  <b>REV: 06/23/2006</b></p>

Elev-B.1



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## Urbis 77

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Urban Home  
 Development  
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Urban Home Development Corporation

Urbis 77  
Urban Home Neighborhood  
S.W.C. at East Cambridge Road  
And North 7th Street  
Seattle, WA 98101

REVISIONS

NO.	DATE	DESCRIPTION
1	06/23/2006	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		



DATE: 06/23/2006

SE-1



① 7th STREET STREETSCAPE ELEVATION



② ENLARGED STREETSCAPE ELEVATION



③ ENLARGED STREETSCAPE ELEVATION



④ ENLARGED STREETSCAPE ELEVATION

84-DR-2005  
REV: 06/23/2006



② CENTER DRIVE STREETSCAPE ELEVATION



① ENLARGED STREETSCAPE ELEVATION



② ENLARGED STREETSCAPE ELEVATION



③ ENLARGED STREETSCAPE ELEVATION



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Urban  
Home  
Development  
Corporation

Urbis 77  
Urban Home Neighborhood  
S.W.C. of East Camelback Road  
And North 70th Street  
Scottsdale, Arizona

REVISIONS

NO.	DATE	DESCRIPTION

DISPERSED DOCUMENTS

PROJECT NO.	84-DR-2005
PROJECT NAME	Urbis 77
CLIENT	Urban Home Development Corporation
DESIGNER	K & L CONSULTANTS
DATE	06/23/2006



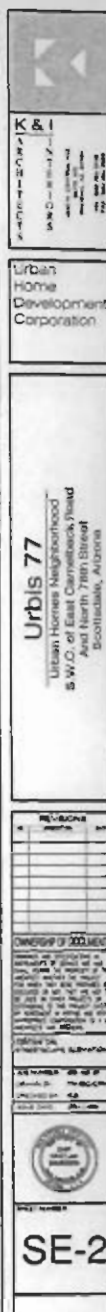
SEAL NO.

SE-2

84-DR-2005  
REV: 06/23/2006







84-DR-2005  
REV: 06/23/2006

Silo Urban Homes  
7749 E. Camelback  
Scottsdale, AZ 85251

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- AS SHOWN
- \_\_\_\_\_
- \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ A. **MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ B. **MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ C. **NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ D. **THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ E. **SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ F. **THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ G. **ALL DRIVEWAYS, PARKING AREAS, AND AREAS OVER UNDERGROUND PARKING SHALL BE DESIGNED TO A MINIMUM 83,000 LBS. G.V.W., FIRE HYDRANTS 8 REQUIRED, 5 EXISTING**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Silo Urban Homes Case 84-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by K & I Architects and Interiors with a staff receipt date of 6/23/06.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by K & I Architects and Interiors with a staff receipt date of 6/23/06.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill / Vecchia & Associates with a staff receipt date of 6/23/06.
  - d. Open space provided shall be consistent with the Site Plan Worksheet submitted by K & I Architects and Interiors with a staff receipt date of 6/23/06.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *Maximum building height for this site shall be measured from the average top of curb on all public street frontages + one foot.*

## **ATTACHMENT B**

11. *All windows shall be recessed a minimum of fifty (50%) percent of the width of the exterior wall, measured to the outside edge of the wall treatment.*

Ordinance

- A. *No more than fifty (50%) percent of the roof area for any building shall exceed the maximum allowed height of thirty-six feet. Additional height is permitted only for mechanical screening, elevator/stairway bulkheads, or monuments, in accordance with Article XII of the Zoning Ordinance.*

**SITE DESIGN:**

DRB Stipulations

12. *The proposed bike racks, located just north of "Building 145" on the site plan, shall be relocated to a more secure location internal to the site, to the satisfaction of final plans staff.*

**OPEN SPACE:**

DRB Stipulations

13. *The Site Plan Worksheet shall be revised to reflect the correct distribution of frontage open space, to the satisfaction of final plans staff.*
14. *The Site Plan Worksheet shall be revised to show the amount of Private Outdoor Living Space to be provided for each unit type, to the satisfaction of final plans staff. The Private Outdoor Living Space shall be represented graphically and include supporting calculations in the legend.*

Ordinance

- B. *Frontage open space may extend into the site between structures to a depth of not more than fifty (50%) percent of the width of the opening.*
- C. *A minimum of ten (10%) percent of the gross floor area of the dwelling unit shall be provided as Private Outdoor Living Space.*

**LANDSCAPE DESIGN:**

DRB Stipulations

15. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
16. *No trees shall be located within the 16 foot Waterline Easement along the south property line without written authorization from the Engineering Department of the City of Scottsdale.*

Ordinance

- D. *A minimum of fifty (50%) percent of the trees provided for this site shall be mature, as defined by Article III of the Zoning Ordinance.*
- E. *No trees shall be located in public utility easements, within seven (7) feet of an active water or sewer line, or within ten (10) feet of a future transformer location.*
- F. *No shrub or groundcover within the required site visibility triangles at the driveway entrances shall have a growth habit of over two (2) feet in height.*
- G. *All visible areas shall be landscaped utilizing only those species identified on the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List.*
- H. *Areas of turf and/or water-intensive landscaping shall not exceed allowances as specified in Section 49-246 of the Scottsdale Revised Code.*

**EXTERIOR LIGHTING DESIGN:**

## DRB Stipulations

17. *Provide manufacturer's cut sheets for all exterior fixtures, on minimum 24 X 36 paper, to the satisfaction of final plans staff.*
18. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
19. The individual luminaire lamp shall not exceed 250 watts.
20. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
21. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
22. Incorporate into the project's design, the following:

## Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

## Building Mounted Lighting:

- d. All luminaires shall be shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

## Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

## DRB Stipulations

23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
24. *Provide a parking garage floor plan that indicates graphically the proposed locations for required accessible parking spaces, to the satisfaction of final plans staff.*

## Ordinance

- I. *A minimum of four (4%) of the required parking for this site shall be accessible in accordance with Section IX of the Zoning Ordinance.*

**ADDITIONAL PLANNING ITEMS:**

DRB Stipulations

25. Flagpoles, if provided, shall be one piece, conical, and tapered.

**RELEVANT CASES:**

Ordinance

*J. At the time of review, the applicable zoning case assigned to this property was: 59-Z-70*



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

26. Architectural site plan, preliminary drainage report by Metro Land Consultant LLC.

### **DRAINAGE AND FLOOD CONTROL:**

#### DRB Stipulations

27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. The final drainage report shall be in conformance with depicted format, as per Appendix 4-A of the City of Scottsdale Design Standards & Policies Manual (DS&PM).
29. The final drainage report shall include pre versus post construction grading and drainage details and a discussion and calculations addressing conveyance of runoff to the Indian bend Wash based on a 100-year storm event.
30. The final drainage report shall include detailed calculations of all onsite runoff routing and all points of runoff collection such as catch basins.
31. The developer, per agreement with the City of Scottsdale Storm water Management division, shall be responsible for full onsite storage of all generated onsite runoffs, to be stored in underground storage vaults, as required by City of Scottsdale and per above agreement.
32. Basin Configuration:
- a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### Ordinance

- K. On-site stormwater storage is required for the full 100-year, 2-hour storm event. Should the developer elects to construct over-ground storage facilities, the following requirements shall be in effect:
- a) The design of the storage basin capacity shall account for any proposed landscaping improvements.
  - b) The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - c) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.

- d) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - e) Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - f) Off-site runoff must enter and exit the site as it did historically.
  - g) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- M. Drywells are not permitted.
- N. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Camelback Road	Existing	Existing	Existing	Existing	8' sidewalk See note "A"
78 <sup>th</sup> Street & Parkway Ave	Existing	Existing	Existing	Existing	6' sidewalk See note "A"

Note "A" Sidewalks shall be separated from curbs by a minimum distance of 5 feet.

- 33. All internal streets shall have a 5-foot minimum sidewalk.
- 34. The developer shall use a City of Scottsdale standard requirement for bike racks.
- 35. The ramps shall be internal to proposed site.
- 36. There shall be directional ramps at all internal and external intersections.

#### **DRB Stipulations**

- 37. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 38. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

#### **Ordinance**

- O. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:**

## DRB Stipulations

39. The developer shall provide a minimum parking-aisle width of 24 feet.
40. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

## Ordinance

- P. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

## DRB Stipulations

41. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

## 42. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on all abutting streets except at the approved driveway location.

## 43. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## Ordinance

## Q. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## R. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

## S. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:**

## DRB Stipulations

44. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail

#2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

45. The proposed site shall have sufficient number of refuse enclosures as per City of Scottsdale requirements outlined in the DS&PM.

46. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

#### Ordinance

T. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

U. Underground vault-type containers are not allowed.

V. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

W. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

Onsite sanitary sewer is to be privately owned and maintained.

#### DRB Stipulations

47. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

48. Prior to final improvement plans submittal to City of Scottsdale, the developer shall be responsible to submit to the City of Scottsdale, the water and sewer Basis Of Design reports, and to obtain the Water Resources Department's acceptance.
49. The water line in Camelback Road is in a different pressure zone. The developer shall be responsible to maintain connectivity between the 6-inch lines in Parkway and 78th.
50. The developer shall be responsible to obtain and submit to the City of Scottsdale, the result of Fire hydrant flow tests to verify that fire flow requirements for the new development can be achieved.
51. Each building cluster shall have a master water meter.

**WATER:**

## DRB Stipulations

## 52. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

## Ordinance

- X. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

## DRB Stipulations

53. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
54. On-site sanitary sewer shall be privately owned and maintained.
55. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

## Ordinance

- Y. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- Z. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

**CONSTRUCTION REQUIREMENTS**

## DRB Stipulations

56. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet

structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

AA. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]